010.0	0001	0009.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,017,400 /	1,017,400
					USE VALUE:	1,017,400 /	1,017,400
					ASSESSED:	1,017,400 /	1,017,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WHITTEMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY BETH L
Owner 2:	
Owner 3:	
Street 1:	9 WHITTEMORE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCNULTY CHRISTOPHER -
Owner 2:	BURNETT MELISSA M -
Street 1:	9 WHITTEMORE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,847 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Vinyl Exterior and 1651 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3847.000	588,200	900	428,300	1,017,400
Total Card	0.088	588,200	900	428,300	1,017,400
Total Parcel	0.088	588,200	900	428,300	1,017,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 616.16 | /Parcel: 616.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8075
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

!917!

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	588,200	900	3,847.	428,300	1,017,400	1,017,400	Year End Roll	12/18/2019
2019	101	FV	445,200	900	3,847.	455,100	901,200	901,200	Year End Roll	1/3/2019
2018	101	FV	444,500	900	3,847.	332,000	777,400	777,400	Year End Roll	12/20/2017
2017	101	FV	444,500	900	3,847.	289,100	734,500	734,500	Year End Roll	1/3/2017
2016	101	FV	444,500	900	3,847.	246,300	691,700	691,700	Year End	1/4/2016
2015	101	FV	427,000	900	3,847.	240,900	668,800	668,800	Year End Roll	12/11/2014
2014	101	FV	427,000	900	3,847.	198,100	626,000	626,000	Year End Roll	12/16/2013
2013	101	FV	277,800	0	3,847.	188,500	466,300	466,300		12/13/2012

PRINT

Date	Time
12/10/20	16:37:14

LAST REV

Date	Time
12/11/17	13:22:32

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 917

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNULTY CHRISTO	55072-101		7/29/2010		625,000	No	No		
O`NEILL MARY JA	43560-570		8/20/2004		583,500	No	No		
FREEDOM DEV	31655-456		7/28/2000	Family	420,000	No	No		
	7676-377		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2003	272	Redo Bat	4,000					
5/19/2000	368	Addition	45,000	O				DORMER-REM KIT/BAT

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	MEAS&NOTICE	KB	Kevin B
4/7/2009	Meas/Inspect	163	PATRIOT
11/30/2004	MLS	MM	Mary M
8/6/2001	Permit Visit	PM	Peter M
10/22/2000	MLS	MM	Mary M
8/16/2000	MLS	MM	Mary M
9/28/1999	Meas/Inspect	243	PATRIOT
8/26/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8075
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3847		Sq. Ft.	Site		0	80.	1.39	1									428,328						428,300	

Total AC/HA: 0.08831 | Total SF/SM: 3847 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 428,328 | Spl Credit | Total: 428,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33359373
Const Adj.:	0.99980003
Adj $ / SQ:	166.666
Other Features:	105750
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	616587
Depreciation:	28363
Depreciated Total:	588224

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	2000
Additions:	2000
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

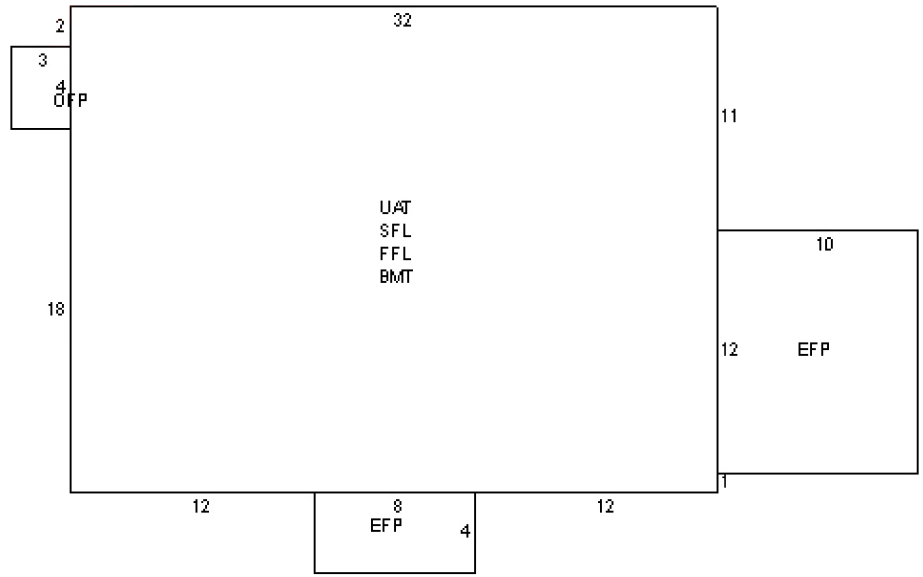
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	243.33
Special Features:	0	Val/Su Net:	227.72
Final Total:	588200	Val/Su SzAd	382.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	50.000	38,400
FFL	First Floor	768	166.670	127,999
SFL	Second Floor	768	166.670	127,999
EFP	Enclos Porch	152	45.130	6,859
UAT	Upper Attic	115	128.330	14,784
OFP	Open Porch	12	43.990	528

Net Sketched Area:	2,583			Total:	316,569
Size Ad	1536	Gross Are	3236	FinArea	1651

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	60	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 x 16	G	AV	2010	5.74	T	7.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900